



## United States Department of the Interior

NATIONAL PARK SERVICE  
Fire Island National Seashore  
120 Laurel Street  
Patchogue, NY 11772

### Review and Comments on Building/Zoning Permit Application

**Applicant(s):**

Owner: Ralph Buckley

Agent: Michelle Quatralo

**Tax Map #:**

985.70-5.30

**Application No.:**

Case #13 on March 26, 2014

**Zoning Authority:**

Brookhaven

**Community:**

Ocean Bay Park

**Object (Yes/No):**

Yes

*If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.*

**Reason for Objection:** 36 CFR Part 28.12(d)

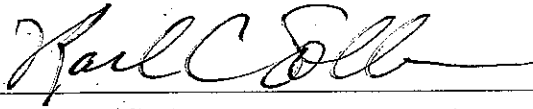
**Objection Type:**

Exceeds 35% maximum lot occupancy

**Comments:**

Although we commend the applicant for reducing the lot occupancy on this property, we object to the overdevelopment of this parcel. The variances requested are for setbacks and continued excessive lot occupancy of 40%. However, our files only indicate the initial construction of a small house, applied for in 1972 and subsequent court transcripts objecting to the permit issued to the town "because of a false abstract of title which was presented by the applicant to the Building Department to indicate single and separate ownership of the applicant's premises on April 18, 1954" which divided a 100' x 100' parcel into two substandard lots. The case was denied, and the applicant was given the permit to build. However, we have never seen any subsequent requests for building and/or zoning variances for this property, which was built to 44% of the lot, and to which we would have objected, until this application. We therefore recommend that the applicant take this post-storm reconstruction opportunity to return the development to local code and federal standards requirements. As built, this property is subject to the condemnation authority of the Secretary of the Interior.

*Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.*



**Superintendent**

Cc: Applicant

3/12/2014

**Date**